



**SITUATION**

Occupying a prominent trading position on the busy main A219 Fulham Palace Road, opposite Finlay Street which leads directly to **Fulham Football Club**, close to **Bishops Park** and **Fulham Palace Garden Centre**, and only a short distance from the multiple shopping facilities of Fulham High Street, within this highly sought after residential area.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access to **2 Self-Contained Flats** at rear ground, first & second floor levels. In addition, there is an **Advertising Hoarding** on the flank wall.

**Note: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to the Auction.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 25'1" Internal Width 17'7" Rear Width 15'6" Shop Depth 25'3" Built Depth 41'6" External WC <b>Basement</b> Area Approx 465 sq ft	M R Patel & B M Patel (News/Con/Tob)	25 years from 29th September 2003	£16,000	FRI <b>Rent Reviews 2018 &amp; 5 yearly</b> <b>The Tenant has been in occupation for 13 years</b>
Rear Ground, First & Second Floors (2 Flats)	Not Inspected	Various	Each 125 years from 25th December 2003	£100	FRI <b>Rent Rises every 25 years</b>
Advertising Hoarding		J C Decaux Ltd	Quarterly Licence	£1,600	
<b>TOTAL</b>				<b>£17,700</b>	

**£17,700 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
Bonningtons – Tel: 020 8908 6363  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts